



Brakemill Farmhouse

Brake Mill | Stakenbridge Lane | Hagley | Worcestershire | DY8 2XY

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Brakemill Farmhouse.

Brakemill Farmhouse is a truly exceptional double-fronted country residence, blending timeless traditional charm with the comforts of modern family living. Nestled within the picturesque hamlet of Brake Mill and approached via a private residents-only driveway with beautiful woodland and lakeside views, this remarkable home offers an enviable lifestyle in a peaceful yet highly convenient location.

Featuring five bedrooms, three bathrooms, three reception rooms, a substantial stable block and a versatile office suite with separate access, the property provides outstanding flexibility for growing families, home working, entertaining guests or potential annexe accommodation. The beautifully maintained gardens, paddock and extensive outdoor space create a safe and secure environment for children and pets to enjoy, while also offering excellent opportunities for equestrian pursuits and outdoor living.

Despite its idyllic rural setting, Brakemill Farmhouse enjoys excellent connectivity, with motorway links, well-regarded schools, welcoming village pubs and train stations all within easy reach, many accessible on foot. Whether hosting family gatherings, entertaining friends, enjoying countryside walks or simply relaxing in the tranquillity of the grounds, this is a home that perfectly balances character, convenience and lifestyle in one of the area's most sought-after locations.







Approach

Approached via gated gravel driveway with beautiful wrap around gardens and gated pathway leading through to the porch with mature climbing roses and honeysuckle.

Entrance Hall

With oak flooring throughout, two central heating radiators and stylish panelling to walls. There is a beautiful stained glass feature window above the front door, along with a curved staircase leading to the first floor and doors giving access to:

Dining Room

15'8" max 4'3" min x 13'9" max 12'1" min
(4.8m max 1.3m min x 4.2m max 3.7m min)

With double-glazed window to front and large bay window to side, central heating radiator, oak flooring and a feature Cotswold stone fireplace.

Kitchen Breakfast Room

14'1" max 5'10" min x 13'1" max 9'2" min
(4.3m max 1.8m min x 4.0m max 2.8m min)

With glass double doors out to the patio and a further door with porch-way, central heating radiator and quarry tiling to floor. Opening leads through to the kitchen.

Kitchen

10'2" x 12'1" (3.1m x 3.7m)

With dual-aspect windows to the side and rear, door out to the patio area, a fabulous vaulted ceiling and quarry tiling to floor. There are bespoke oak wall and base units with a granite worksurface over, Belfast sink with mixer tap and gas-fired AGA with electric AGA fan oven and gas hob. There's space for a fridge/freezer, with integrated appliances including a microwave and dishwasher.

Snug

14'1" max 12'5" min x 13'9" max 4'11" min
(4.3m max 3.8m min x 4.2m max 1.5m min)

With double-glazed bay window to rear, central heating radiator and oak flooring.

Living Room

14'1" max 11'5" min x 25'7" max 11'1" min
(4.3m max 3.5m min x 7.8m max 3.4m min)

With dual-aspect windows to the front and side, two central heating radiators, a beautiful feature Cotswold stone fireplace and fitted storage with shelving and cabinet.

Utility

9'2" x 8'10" (2.8m x 2.7m)

With a stable door to the rear for access out into the garden, central heating radiator and tiled flooring. There are fitted wall and base units with worksurface over, a one and a half bowl stainless steel sink, space and plumbing for white goods and two house boilers.

Cloakroom

With feature stained glass window to rear, central heating radiator, wood flooring, WC and vanity unit with storage and hand wash basin.





First Floor Landing

With window overhead, two central heating radiators, airing cupboard and doors leading to:

Bedroom One 14'1" max 4'3" min x 13'9" max 12'9" min
(4.3m max 1.3m min x 4.2m max 3.9m min)

With dual-aspect windows to the front and side, central heating radiator, feature fireplace and bespoke wardrobes with matching vanity desk. Opening leads through into the en-suite bathroom.

En-suite

With window to front and central heating radiator. There is a large 'His & Hers' vanity with hand wash basins, a WC, bidet, shower cubicle and steps up to a large jacuzzi Air bath. Upon approach via the main bedroom, there is a dressing area with integral champagne fridge.

Bedroom Two 10'9" max 5'2" min x 12'5" max (not into wardrobes)
(3.3m max 1.6m min x 3.8m max (not into wardrobes)

With window to side, central heating radiator, feature fireplace and bespoke fitted storage. There is access to the loft via hatch and door leads through into the 'Jack & Jill' bathroom.

'Jack & Jill' Bathroom

With chrome heated towel radiator, tiling to floor and half walls, pedestal sink, WC and fitted bath with shower. Further door leads into bedroom five.

Bedroom Five 9'6" max 3'7" min x 14'1" max 3'3" min
(2.9m max 1.1m min x 4.3m max 1.0 min)

With two windows to rear, central heating radiator and bespoke fitted wardrobes for storage. There is also a second access to the loft and door connects to the 'Jack & Jill' bathroom.

Bedroom Three 12'5" max 10'5" min x 11'9" max 5'10" min
(3.8m max 3.2m min x 3.6m max 1.8m min)

With dual-aspect windows to the front and side, central heating radiator and bespoke desk and fitted storage. Door leads into the bathroom.

Bathroom

With window to side, chrome heated towel radiator and tiling to floor and walls. There is a pedestal sink, WC and corner shower cubicle.

Bedroom Four 10'5" max 4'7" min x 13'1" max 7'6" min
(3.2m max 1.4m min x 4.0m max 2.3m min)

With dual-aspect windows to the side and rear, central heating radiator and bespoke wardrobes for storage with a matching desk and access to the loft via hatch.

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BASEMENT OFFICE SUITE

Office 1 12'5" max 3'7" min x 9'2" max 4'3" min
(3.8m max 1.1m min x 2.8m max 1.3m min)

With central heating radiator, Amtico flooring and door into the WC.
Step down and opening leads through to the office.

WC
With Amtico flooring, WC and hand wash basin.

Office 2 11'1" max 2'11" min x 22'3" max 12'5" min
(3.4m max 0.9 min x 6.8 max 3.8 min)

With Amtico flooring throughout, two central heating radiators and
bespoke storage. There is a door to the front for separate access via
steps and further door leads into the store.

Store 4'7" x 10'5" (1.4m x 3.2m)
With central heating radiator and lighting overhead.



OUTBUILDINGS & GROUNDS

- Workshop

11'5" x 11'5" (3.5m x 3.5m)

With stable door and window to front.
- Feed Room / Tack Room

11'9" max x 11'5" max (3.6m max x 3.5m max)

With fitted base units, stainless steel sink and space and plumbing for white goods and WC.
- Gym

11'9" x 11'5" (3.6m x 3.5m)

Previously a stable but converted to insulated gym with lighting overhead and electric.
- Studio

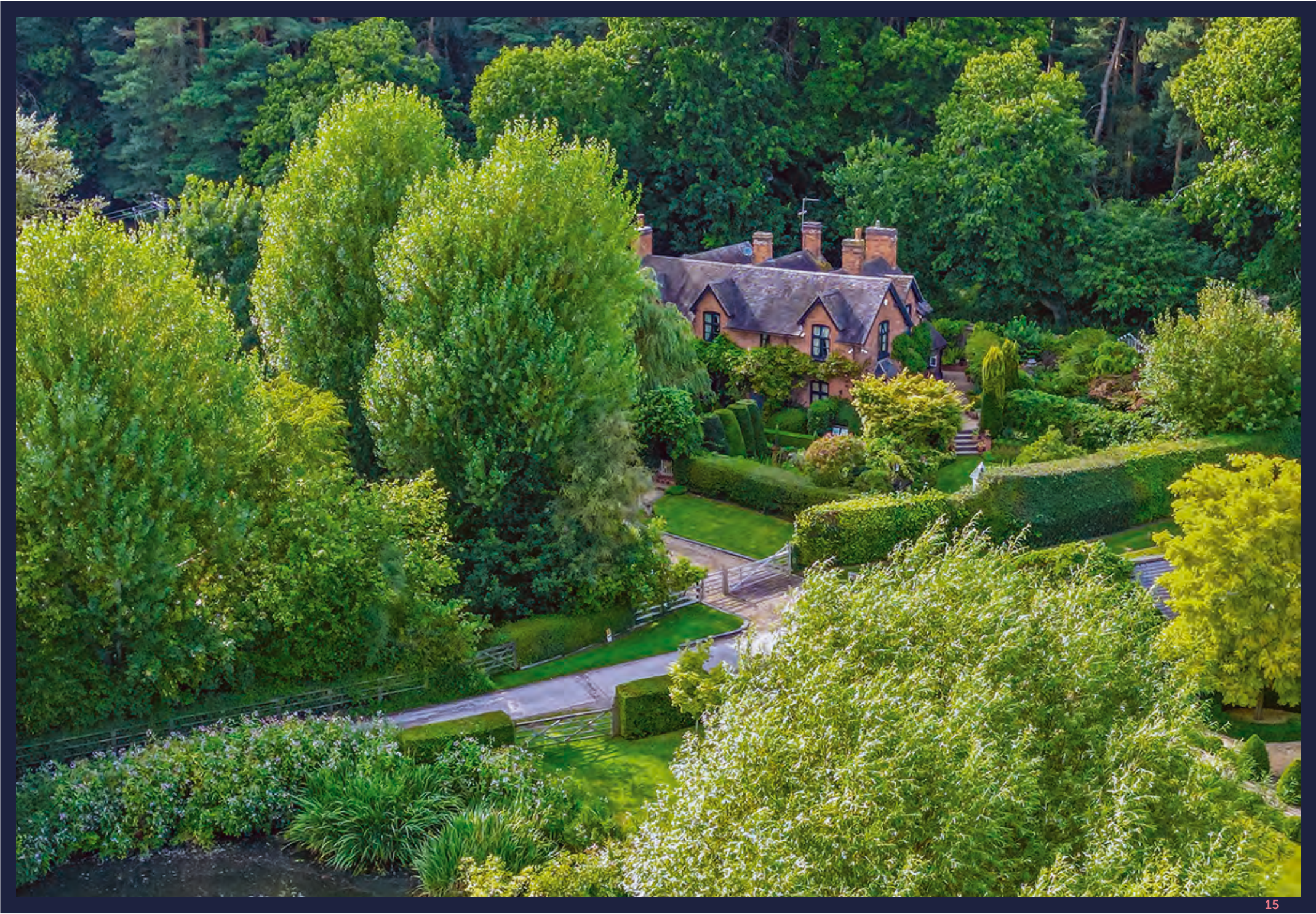
15'8" x 11'5" (4.8m x 3.5m)

With stable door to front and window to rear, this space is sound insulated and ideal for a music studio
- Stable

11'5" x 10'9" (3.5m x 3.3m)

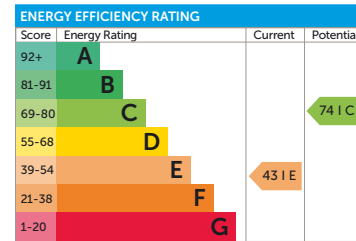
With stable door to front and window to rear.

Grounds
Comprising a large paved patio area with pathway leading to lawns, established planter beds with a variety of plants, shrubs and greenery. A water feature to the front adds to the tranquil setting and an abundance of birds and wildlife is evidence of an idyllic rural setting. The generous paddock with gated access from the driveway is an excellent addition and would be ideal for equestrian lovers, or as an additional space for children to enjoy.





18



462.6 sq. ft. (43.0m²)
approx.

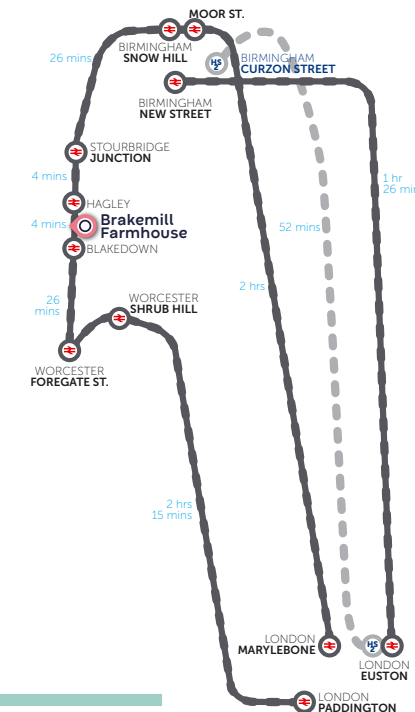


1,301.0sq.ft. (120.9m²) approx.
(excludes stable block)



1,142.2sq.ft. (106.1m²)
approx.

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